Rental Inspection Ordinance Violations

Building Exterior:

- 1.1 Foundations with severe structural defects indicating the potential for collapse or foundations that allows significant entry of ground water.
- 1.2 Stairs, porches, balconies or decks with severe structural defects or broken, rotting or missing steps or absence of railings around a porch or balcony that is 30 inches or more above ground.
- 1.3 Roof has serious defects such as serious buckling, sagging indicating the potential of structural collapse. There are large holes or other defects that would result in significant air or water infiltration.
- 1.4 Exterior surfaces have serious buckling, sagging indicating the potential of structural collapse. There are large holes or other defects that would result in significant air or water infiltration.
- 1.5 Chimney is leaning or showing evidence of serious disintegration (i.e. many missing bricks).
- 1.6 Mobile home is not securely anchored by a tie-down device which distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist wind overturning and sliding.

Interior:

- 2.1 There are not at least 2 working outlets or one working outlet and 1 working light fixture.
- 2.2 Electrical hazards such as broken wiring, frayed wiring, wires lying in or located near standing water, light fixtures hanging from electric wiring, without other firm support, exposed fuse box connections are present.
- 2.3 Window no longer has the capacity to keep out the wind and the rain or is a cutting hazard. Examples are missing or broken panes, dangerously loose or cracked panes, windows that will not close.
- 2.4 Presence of such serious defects in the ceiling that either a potential exists for structural collapse or that large cracks or holes allow significant drafts to enter the unit. Severe bulging or buckling, large holes.
- 2.5 Serious defects in the walls such that the structural safety of the building is threatened such as severe buckling, bulging or leaning; damaged or loose structural members; large holes.
- 2.6 Presence of such serious defects in the floor system that a potential exists for structural collapse or other threats to safety or that large cracks or holes allow substantial drafts from below the floor. Severe buckling or damaged or missing members.
- 2.7 Not at least one working smoke detector in the vicinity of each sleeping room (unless the situation can be remedied and reinspected the same day).

Plumbing:

- 3.1 The water supply system, sanitary drainage system and its associated piping have serious leaks.
- 3.2 The unit is not served by an approved public or private water supply system.
- The unit is not connected to an approved public or private sewage disposal system. The following constitutes evidence of severe backup: strong sewage gas smell, numerous clogged drains.
- 3.4 A permanently attached sink is not present or it does not have running hot and cold water and a properly connected and properly working drain.
- 3.5 The toilet is not connected to a sewer, the connections are faulty to the extent that severe leakage occurs.
- 3.6 Neither a tub nor a shower is present.
- 3.7 The water heater does not have a temperature-pressure relief valve and discharge line, and is not vented into a properly installed flue (electric does not require venting).
- 3.8 There is a broken bathroom fixture with a sharp edge.

Heating & Cooling:

- 4.1 The heating equipment is not capable of providing adequate heat to all the rooms.
- 4.2 There is breakage or damage to the system such that there is a potential for fire or other threats to safety including improper connection of flue, improper installation of equipment (absence of safety devices), evidence of heavy soot build-up in the chimney.
- 4.3 The ventilation system is not working or the windows do not open.
- 4.4 There are large cracks in the fire-brick, missing mortar, absence of hearth extensions in the fireplace.

Health & Fire Safety:

- 5.1 The unit cannot be entered without having to go through another unit.
- 5.2 The unit does not have a means of exit that is not blocked (not usable due to debris, storage, nailed shut).
- 5.3 There is an excessive accumulation of trash, garbage or other debris.
- 5.4 There is the presence of severe infestation of mice or vermin (roaches).
- 5.5 There are loose, broken or missing steps, absence of handrails or guardrails on the interior stairs.